

Asking Price £575,000
Freehold



38 High Street, Aldreth, Cambridgeshire, CB6 3PG



david clark
& company

**38 High Street, Aldreth,
Cambridgeshire, CB6 3PG**

**5 bedroom period house with
large, established garden
situated within a delightful
no-through village.**

38 High Street, Aldreth is a fine detached house which has been altered and extended over the years to create an impressive home suitable for a variety of family needs. The accommodation, arranged over two floors, includes a dual aspect sitting room with open fireplace, spacious kitchen/dining room with a feature inglenook fireplace, 5 bedrooms and 3 bath/shower rooms, 2 of which are en suite. Bedrooms 1 and 5 are situated on the ground floor and, along with the rear entrance hall and inner hall offer potential to create a self contained annexe ideal for dependent relatives, independent teenagers or Air B&B, if required. There is off road parking and a detached garage to the side and a wonderful, established garden to the rear which includes an extremely useful studio/workshop. Heating is oil fired, the Council Tax is currently Band E and the EPC rating is currently Band F.

Aldreth is a charming no-through village surrounded by open countryside and situated approximately one mile south west of Haddenham which provides an excellent range of day to day amenities including a primary school, shops, general store/post office, butchers, public house/restaurant, large recreation ground and various clubs and societies, the majority of which are held within the Robert Arkenstall Centre.

Features

- Fine Period House In A Delightful Village Location
- Spacious & Versatile Accommodation
- Kitchen/Dining Room With Impressive Inglenook Fireplace
- 5 Bedrooms & 3 Bath/Shower Rooms
- Wonderful Mature Garden
- Parking, Garage and Studio/Workshop





Entrance door to:-

Entrance Hall:

Tiled floor, door to sitting room, archway to lobby and door to:-

Cloakroom:

Tiled floor, low level WC, wash hand basin and position for washing machine.

Lobby:

Tiled floor, large shelved storage cupboard and door to:-

Bathroom:

Tiled floor, low level WC, wash hand basin and Jacuzzi bath with independent shower unit.

Sitting Room:

Open fireplace with stone surround and tiled hearth, exposed timber floor, stairs to first floor, French doors to garden and door to:-

Kitchen/Dining Room:

Feature inglenook fireplace with wood burning stove, exposed timber floor, large island unit with cupboards under and inset sink unit, various other cupboards and drawers, integrated oven and ceramic hob with extractor above, French doors to garden and French doors to:-

Rear Entrance Hall:

34'1" x 7'3" (10.40m x 2.22m)

Stairs to large attic area 10.40m x 2.22m (34'1" x 7'3") with windows creating natural light, providing ideal storage or scope for additional accommodation, subject to any necessary consents being obtained. French doors to garden and door to:-

Inner Hall:

Door to bedroom 5 and door to:-

Bedroom 1:

Range of built in wardrobes, French doors to garden and bi-fold doors to:-

En Suite Shower Room:

Tiled floor, low level WC, wash hand basin, shower cubicle and heated towel rail.

Bedroom 5:

FIRST FLOOR:

Landing:

Bedroom 2:

Walk-in wardrobe, loft hatch to roof space, airing cupboard with hot water cylinder and access to:-

En Suite Shower Room:

Tiled floor, low level WC, wash hand basin and shower cubicle.

Bedroom 3:

Exposed timber floor, built in wardrobes and loft hatch to roof space.

Bedroom 4:

Built in wardrobes.

OUTSIDE:

A block paved driveway to the side provides off street parking and access to a detached garage. A particular feature of the property is the large, established garden to the rear, which is fully enclosed and well screened by mature trees, shrubs and bushes creating a high level of seclusion and privacy. There is a large expanse of lawn, well stocked flower and shrub beds, vegetable beds, shed, greenhouse and a detached Studio/Workshop 4.28m x 2.20m (14' x 7'2") which is fully insulated and has power and lighting connected. An extensive paved terrace adjoins the rear elevation of the house which can be accessed via 3 sets of French doors and a wrap around veranda provides a useful covered seating and storage area.



About 170.9 m² ... 1840 ft²

All dimensions / floor plans are approximate and should not be relied upon.



TENURE
Freehold

SERVICES
Water, Gas, Electricity and Drainage.

LOCAL AUTHORITY
East Cambridgeshire District Council

COUNCIL TAX BAND
E

Directions to the property using What3Words.
Enter the following link in your browser then click Waze
or Google Maps:

<https://w3w.co/sleep.lizard.explained>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (21-34) E (11-30) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	79		33
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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